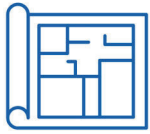


FOR LEASE | 3100 JAMESTOWN

3100 S Jamestown Ave, Tulsa, OK 74135

WIGGIN
PROPERTIES, LLC



727-3,779
Square feet

Available SF



\$19.50-\$22.50
+ NNN

Lease Rate

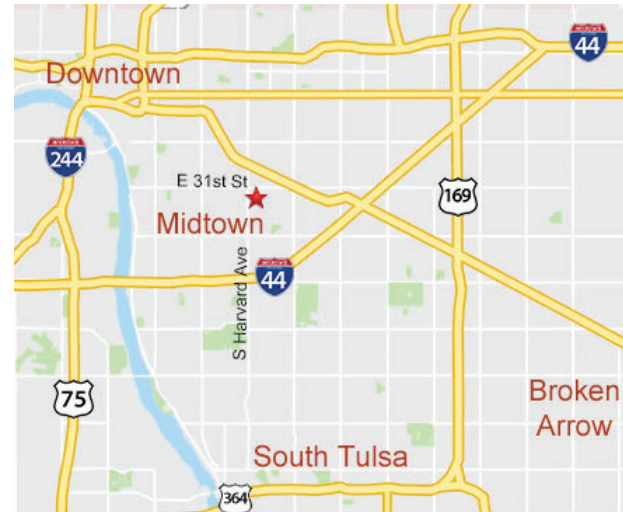


Retail

Property Type

HIGHLIGHTS

- ✓ **Newly Renovated Under New Ownership** — New roof, exterior windows, paint, and awnings; complete interior and exterior refresh
- ✓ **Prime Midtown Tulsa Location** — Hard corner at 31st & Harvard, adjacent to the Ranch Acres Historic District and by Florence Park, Lewiston Gardens.
- ✓ **Grocery-Anchored Node** — Walmart, ALDI, Natural Grocers, and Akin's Natural Foods all within a block
- ✓ **Excellent Access & Visibility** — 35,900+ combined vpd at 31st & Harvard, with connections to I-44, US-169, Downtown, the University of Tulsa, and the Cherry Street/Brookside



AREA DEMOGRAPHICS

	2025	1 Mile	3 Miles	5 Miles
Total Households		5,504	45,068	110,783
Total Population		11,078	96,248	256,280
Average HH Income		\$98,409	\$92,440	\$73,264

Grant Stewart, CCIM

Executive VP | Partner

918.645.7679

gstewart@wigginprop.com

Vicki Patterson, CCIM

VP of Brokerage

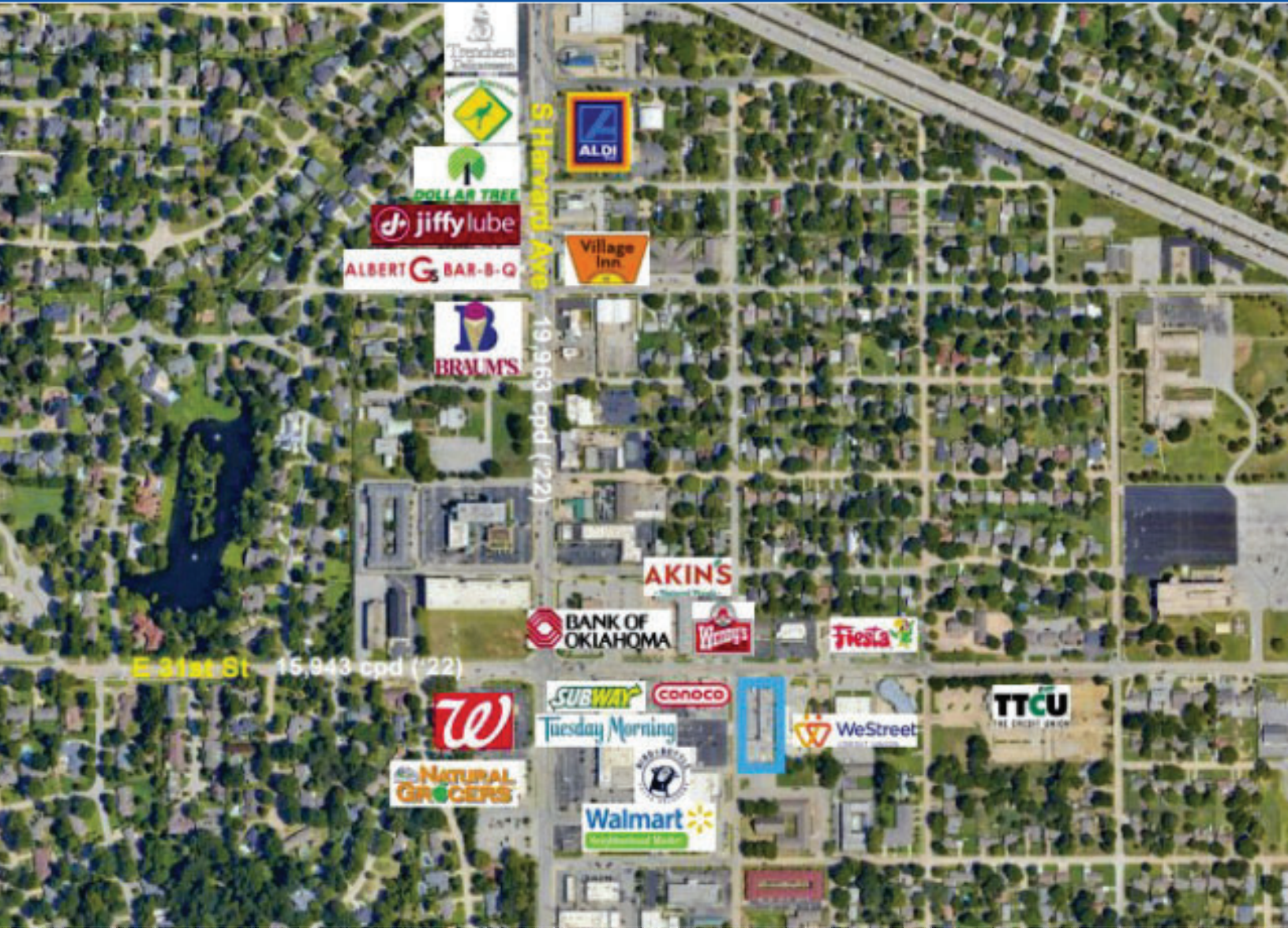
918.519.6731

vpatterson@wigginprop.com

FOR LEASE | 3100 JAMESTOWN

3100 S Jamestown Ave, Tulsa, OK 74135

WIGGIN
PROPERTIES, LLC



Grant Stewart, CCIM

Executive VP | Partner

918.645.7679

gstewart@wigginprop.com

Vicki Patterson, CCIM

VP of Brokerage

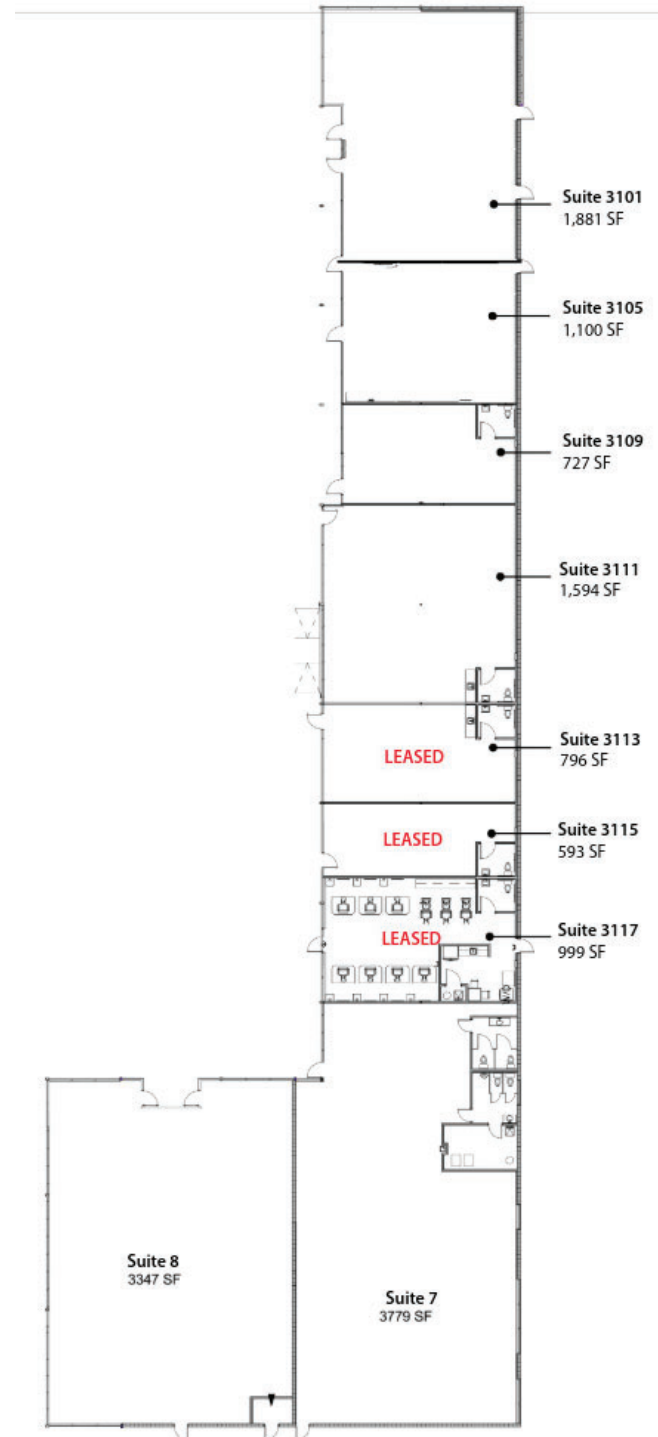
918.519.6731

vpatterson@wigginprop.com

FOR LEASE | 3100 JAMESTOWN

3100 S Jamestown Ave, Tulsa, OK 74135

WIGGIN
PROPERTIES, LLC



Grant Stewart, CCIM

Executive VP | Partner

918.645.7679

gstewart@wigginprop.com

Vicki Patterson, CCIM

VP of Brokerage

918.519.6731

vpatterson@wigginprop.com